

Planning and Urban Development Department

Planning Division



Subject: B7 Design Review – 195 Kennebec Street Revisions

Written by: Caitlin Cameron, Urban Designer

Date of Review: Friday, April 3, 2015

On Friday, April 3, staff reviewed the revised proposed redevelopment at 195 Kennebec Street. The project was reviewed against the *B-7 Mixed Use Urban District Zone Design Principles & Standards* (Appendix 4 of the Design Manual).

Design Review Criteria:

The project must meet all *B-7 Design Principles & Standards*.

Findings of the Design Review:

The proposed design **does not pass** all of the criteria of the *B7 Design Guidelines* – please refer to comments below regarding Principles and Standards not currently being met. The applicant may revise the design according to the review comments and resubmit.

Principle A: Urban Design

A-7: Building Orientation – *The primary facades and entrances of buildings shall be oriented to streets, major pedestrian routes, or open spaces in order enhance the pedestrian-oriented environment. The primary facades and entrances of buildings shall not be oriented toward parking lots.*

- **Building A** – The street-facing façade and entry should be given equal treatment to the other building entrances. In this case, that includes a sign, light, and canopy.

Principle E: Architectural Design

E-6: Entrances – *Buildings along public streets shall have the primary entrances oriented to the street. Primary entrances shall not be oriented to a parking lot or structure. . . . Commercial and mixed use buildings shall be permeable and accessible on all sides from the public way, unless the building program precludes such design.*

- **Building A** – The street-facing façade and entry should be given equal treatment to the other building entrances. In this case, that includes a sign, light, and canopy.